

# Clackamas/Milwaukie Office Space

15431 SE 82ND DRIVE | CLACKAMAS, OR 97015



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

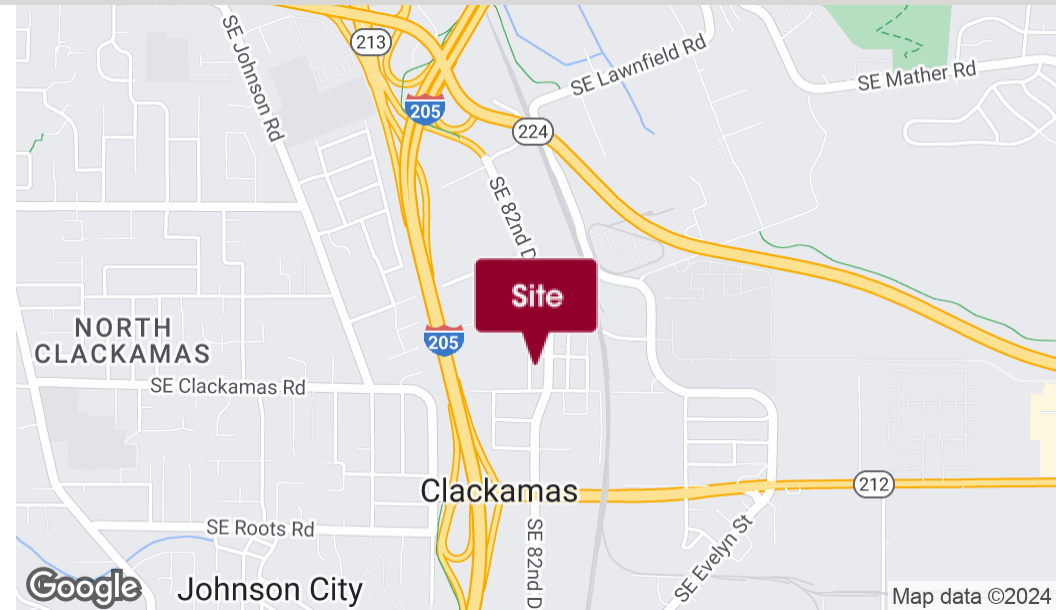
**FOR LEASE**





# FOR LEASE

15431 SE 82nd Drive, Clackamas, OR 97015



## PROPERTY DESCRIPTION

Each space has its own independent access and suite number. In addition to the modified gross lease rate, tenant pays the pro-rata share of utilities including electric/gas, water and sewer, garbage, and landscaping, which is estimated to be about \$0.30/SF/mo. Tenant is also responsible for their own telephone/data and janitorial.

## PROPERTY HIGHLIGHTS

- 25 off-street parking spaces
- Newer roof and HVAC throughout entire building
- Stair access only to second floor suites

## LOCATION DESCRIPTION

Cross streets are SE 82nd Drive & SE Clackamas Road. Immediate access to Interstate 205 and conveniently located between Highway 212 and Highway 224.

## OFFERING SUMMARY

Lease Rate: \$18.50/SF (Modified Gross)

SPACES	LEASE RATE	SPACE SIZE
Suite K	\$2,038 per month	1,320 SF
Suite L	\$875 per month	568 SF



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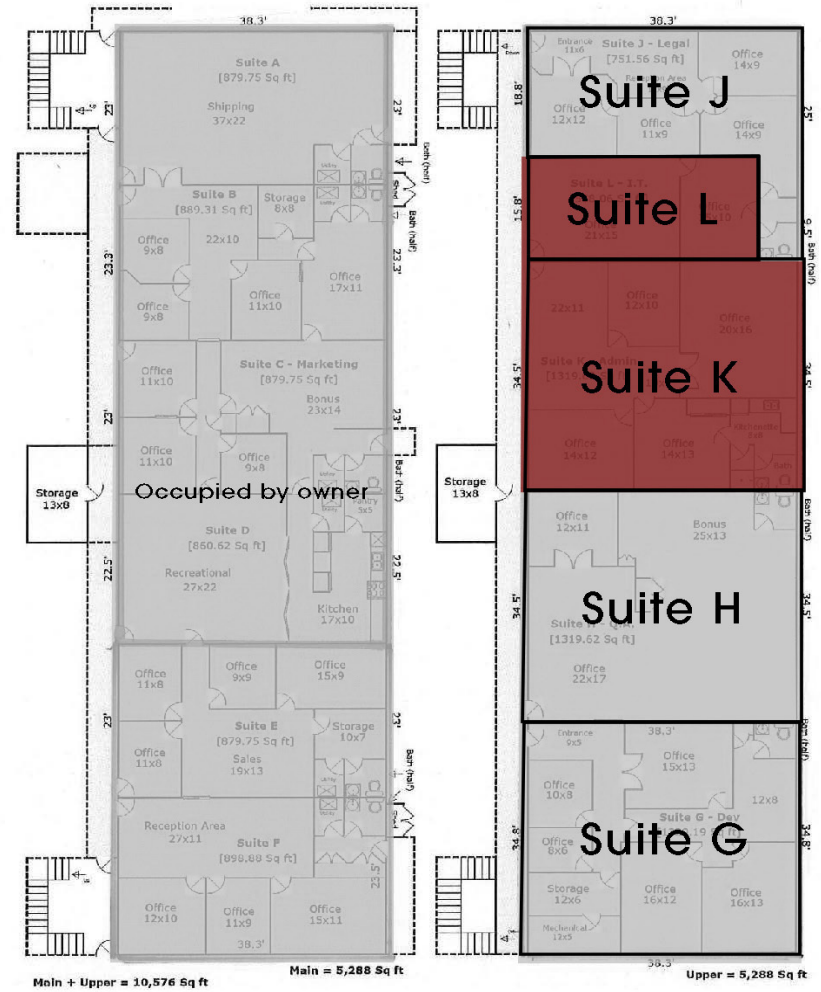
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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
■ Suite K	1,320 SF	\$2,038 per month	-
■ Suite L	568 SF	\$875 per month	Suite J and Suite L share a restroom.



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